



**VISTA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 3, 2021
10:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.vistacdd.org
561.630.4922 Telephone
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AGENDA
VISTA
COMMUNITY DEVELOPMENT DISTRICT
2100 Emerald Dunes Drive
West Palm Beach, FL 33411
REGULAR BOARD MEETING & PUBLIC HEARING
June 3, 2021
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Appointment to Board Vacancy
- D. Administer Oath of Office and Review Board Member Duties and Responsibilities
- E. Establish Quorum
- F. Additions or Deletions to Agenda
- G. Comments from the Public for Items Not on the Agenda
- H. Approval of Minutes
 - 1. March 4, 2021 Regular Board Meeting.....Page 2
- I. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2021/2022 Proposed Budget
 - 3. Consider Resolution No. 2021-03 – Adopting a Fiscal Year 2021/2022 Final Budget.....Page 6
- J. Old Business
- K. New Business
 - 1. Consider Resolution No. 2021-04 – Adopting a Fiscal Year 2021/2022 Meeting Schedule.....Page 13
- L. Administrative Matters
 - 1. Consider Board Member Resignation
- M. Board Members Comments
- N. Adjourn

Publication Date
2021-05-14

Subcategory
Miscellaneous Notices

Notice of Public Hearing and Regular Board Meeting of the Vista Community Development District The Board of Supervisors of the Vista Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 3, 2021, at 10:00 a.m., or as soon thereafter as can be heard, at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411. The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2021/2022 Proposed Final Budget of the Vista Community Development District. A copy of the Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record. There may be occasions when one or more Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922, and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based. Meetings may be cancelled from time to time without advertised notice. VISTA COMMUNITY DEVELOPMENT DISTRICT
www.vistacdd.org 5-14, 5-21/2021

**VISTA COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 4, 2021**

A. CALL TO ORDER

District Manager Jason Pierman called the March 4, 2021, Regular Board Meeting of the Vista Community Development District (the “District”) to order at 10:04 a.m. at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 21, 2020, as part of the District’s Fiscal Year 2020/2021 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairman Kenneth R. Green, Vice Chairperson Lesley Rey and Supervisor Keith McPherson.

Staff in attendance were: District Manager Jason Pierman of Special District Services, Inc.; and General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. November 5, 2020, Regular Board Meeting

Mr. Pierman presented the minutes of the November 5, 2020, Regular Board Meeting and asked if there were any changes.

A **motion** was made by Mr. McPherson, seconded by Ms. Rey and unanimously passed approving the minutes of the November 5, 2020, Regular Board Meeting, as presented.

G. OLD BUSINESS

There were no Old Business items to come before the Board.

H. NEW BUSINESS

1. Consider Resolution No. 2021-01– Adopting a Fiscal Year 2021/2022 Proposed Budget

Mr. Pierman presented Resolution No. 2021-01, entitled:

RESOLUTION NO. 2021-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. McPherson, seconded by Ms. Rey and passed unanimously to adopt Resolution No. 202\1-01, as presented.

2. Consider Resolution No. 2021-02 – E-Verify Memorandum of Understanding

Mr. Pierman presented Resolution No. 2021-02, entitled:

RESOLUTION NO. 2021-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE DISTRICT MANAGER TO REGISTER THE DISTRICT WITH AND USE THE E-VERIFY SYSTEM PURSUANT TO THE REQUIREMENTS OF SECTION 448.095, FLORIDA STATUTES; AUTHORIZING EXECUTION OF THE E-VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS BETWEEN THE DISTRICT AND THE DEPARTMENT OF HOMELAND SECURITY (DHS); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

A **motion** was made by Mr. McPherson, seconded by Ms. Rey and passed unanimously to adopting Resolution No. 2021-02, as presented.

I. AUDITOR SELECTION COMMITTEE
1. Ranking of Proposals/Consider Selection of an Auditor

Mr. Pierman explained that, at this time, it was in order for the Board to convene as the Auditor Selection Committee to review the results of the auditor selection criteria from the responding firms.

Mr. Pierman noted that Grau & Associates was the only proposal that was received.

A **motion** was made by Mr. McPherson, seconded by Ms. Rey, and unanimously passed recommending Grau & Associates and to recess the Auditor Selection Committee and resume the Regular Board Meeting.

Sitting as the Board, a **motion** was made by Mr. McPherson, seconded by Ms. Rey, and unanimously passed accepting the recommendation of the Auditor Selection Committee and directing staff to enter into negotiations with Grau & Associates.

J. ADMINISTRATIVE MATTERS

Mr. Pierman noted that the next meeting would be held on June 3, 2021.

K. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Green, seconded by Ms. Rey and unanimously passed to adjourn the Regular Board Meeting at 10:14 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

Publication Date
2021-05-14

Subcategory
Miscellaneous Notices

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www.vistacdd.org 5-14, 5-21/2021

RESOLUTION NO. 2021-03

A RESOLUTION OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2021/2022 BUDGET.

WHEREAS, the Vista Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2021/2022 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2021/2022 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 3rd day of June, 2021.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Vista
Community Development District

**Final Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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FINAL BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
O & M Assessments	54,847
Debt Assessments	367,171
Other Revenues	0
Interest Income	240
TOTAL REVENUES	\$ 422,258
EXPENDITURES	
Engineering/Inspections	2,000
Management	20,496
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,500
Arbitrage Rebate Fee	650
Insurance	6,000
Legal Advertisements	1,300
Miscellaneous	650
Postage	225
Office Supplies	375
Dues & Subscriptions	175
Trustee Fee	4,025
Continuing Disclosure Fee	1,000
Website Management	2,000
TOTAL EXPENDITURES	\$ 56,396
REVENUES LESS EXPENDITURES	\$ 365,862
Bond Payments	(345,141)
BALANCE	\$ 20,721
County Appraiser & Tax Collector Fee	(8,440)
Discounts For Early Payments	(16,881)
EXCESS/ (SHORTFALL)	\$ (4,600)
Carryover Balance From Prior Year	4,600
NET EXCESS/ (SHORTFALL)	\$ 0

DETAILED FINAL BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
O & M Assessments	54,539	51,840	54,847	Expenditures Less Interest & Carryover/.94
Debt Assessments	367,660	370,222	367,171	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	288	240	240	Interest Projected At \$20 Per Month
TOTAL REVENUES	\$ 422,487	\$ 422,302	\$ 422,258	
EXPENDITURES				
Engineering/Inspections	1,200	2,000	2,000	No Change From 2020/2021 Budget
Management	19,776	20,220	20,496	CPI Adjustment
Legal	6,300	8,000	8,000	No Change From 2020/2021 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,400	3,500	3,500	No Change From 2020/2021 Budget
Arbitrage Rebate Fee	650	650	650	No Change From 2020/2021 Budget
Insurance	5,251	6,000	6,000	Insurance Estimate
Legal Advertisements	1,339	1,300	1,300	No Change From 2020/2021 Budget
Miscellaneous	36	700	650	\$50 Decrease From 2020/2021 Budget
Postage	72	250	225	\$25 Decrease From 2020/2021 Budget
Office Supplies	147	400	375	\$25 Decrease From 2020/2021 Budget
Dues & Subscriptions	175	175	175	No Change From 2020/2021 Budget
Trustee Fee	4,023	4,025	4,025	No Change From 2020/2021 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2020/2021 Budget
Website Management	2,000	2,000	2,000	No Change From 2020/2021 Budget
TOTAL EXPENDITURES	\$ 51,369	\$ 56,220	\$ 56,396	
REVENUES LESS EXPENDITURES	\$ 371,118	\$ 366,082	\$ 365,862	
Bond Payments	(357,264)	(348,009)	(345,141)	2022 P & I Payments Less Earned Interest
BALANCE	\$ 13,854	\$ 18,073	\$ 20,721	
County Appraiser & Tax Collector Fee	(2,437)	(8,441)	(8,440)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(7,812)	(16,882)	(16,881)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 3,605	\$ (7,250)	\$ (4,600)	
Carryover Balance From Prior Year	0	7,250	4,600	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 3,605	\$ -	\$ 0	

DETAILED FINAL DEBT SERVICE BUDGET

VISTA COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
Interest Income	2,712	300	25	Projected Interest For 2021/2022
NAV Tax Collection	357,264	348,009	345,356	2022 P & I Payments Less Earned Interest
Total Revenues	\$ 359,976	\$ 348,309	\$ 345,381	
EXPENDITURES				
Principal Payments	135,000	145,000	150,000	Principal Payment Due In 2022
Interest Payments	214,463	203,309	195,381	Interest Payments Due In 2022
Transfer To Construction Fund	11,066	0	0	
Total Expenditures	\$ 360,528	\$ 348,309	\$ 345,381	
Excess/ (Shortfall)	\$ (552)	\$ -	\$ -	

Series 2006 Bond Information

Original Par Amount =	\$5,170,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.375%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2006		
Maturity Date =	May 2037		
Par Amount As Of 1/1/21 =	\$3,855,000		

Vista Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2018/2019 Assessment*	Fiscal Year 2019/2020 Assessment*	Fiscal Year 2020/2021 Assessment*	Fiscal Year 2021/2022 Projected Assessment*
O & M	\$ 138.85	\$ 105.27	\$ 109.41	\$ 104.10	\$ 110.14
<u>Debt</u>	<u>\$ 745.18</u>	<u>\$ 742.67</u>	<u>\$ 738.14</u>	<u>\$ 743.42</u>	<u>\$ 737.30</u>
Total	\$ 884.03	\$ 847.94	\$ 847.55	\$ 847.52	\$ 847.44

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units	498
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RESOLUTION NO. 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Vista Community Development District ("District") to establish a regular meeting schedule for fiscal year 2021/2022; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2021/2022 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2021/2022 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 3rd day of June, 2021.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson